

**MINUTES OF THE CITY PLANNING COMMISSION  
J. MARTIN GRIESEL CONFERENCE ROOM**

**SPECIAL MEETING  
December 14, 2001  
9:00 AM**

**Present:** Appointed members: Donald Mooney, Peter Witte; City Council Representative: Jim Tarbell; City Planning Director Elizabeth A. Blume; Land Use Management & Zoning Administrator Steven Kurtz and CPD Staff Members Stephen Briggs, Julia Carney, David Efland, Ed Mangold and Rodney Ringer

The meeting was called to order by City Planning Commission (CPC) Chairman Donald Mooney.

**WORKING SESSION REGARDING THE RE-WRITE OF THE ZONING CODE**

Six members (Delores Brown, Jay Buchert, Steven Dana, Jim King, Michael Mauch and Beth Sullebarger) of the Technical Review Committee joined the City Planning Commission members, Director Liz Blume and the CPD Land Use Management & Zoning staff for a working session.

Staff has been conducting a detailed review and analysis of the draft Zoning Code to insure direction provided by the CPC/TRC has been incorporated in the draft. In addition, the review required a direct comparison with the existing Code, to determine if specific provisions have been carried over. The review has required a section-by-section analysis of the draft, and has taken a considerable amount of staff time. During the staff review, a number of issues were identified that required clarification by the CPC/TRC:

**Cluster Housing**

- Should we create a use classification that allows for single family attached and detached homes to be clustered within a development site, as of right, to encourage single family developments with minimal regulations while providing appropriate buffers to surrounding land uses?

There was some discussion about the pros, cons and trade-offs involved with the concept, and how the review process would work. The group indicated a good purpose statement would be critical in explaining to the public why those regulations were developed. The consensus was to have staff proceed and develop the appropriate regulations.

**Home Occupations**

- What types of uses and intensity are appropriate for home occupations?
- What types of restrictions are appropriate for employees, parking and loading, signage, etc.?

Staff reviewed the proposed regulations for home occupations. The CPC/TRC believed the regulations were too restrictive (and in conflict with IRS rules), and directed staff to re-examine the regulations, particularly in regard to accessory buildings, storage, and delivery, as they pertain to home occupations.

**Buffer Yards**

- Should screen fences be required in addition to required landscaped buffer yards?
- Should any development be allowed within a buffer yard, or should they remain undeveloped open space?

The consensus was that fences would not be needed with the wider buffer yards, and that development within a buffer yard was not appropriate.

**Performance Standards**

- Should we attempt to control dangerous or objectionable environmental effects such as noise, odor, vibrations, etc.?
- If so, to what extent should they be regulated, and who should enforce?

Since there are other organizations who monitor and enforce these standards (OEM, OEPA, etc.), the group indicated that control and enforcement of these items was not appropriate through the Zoning Code.

**Manufacturing Districts**

- Should we create an “*exclusive*” manufacturing district, that would not allow retail commercial uses, similar to our existing M-2 District?

CPC/TRC members support the concept; however, they acknowledged that mapping such a district will be met with considerable opposition, as property owners would be reluctant to see value in their property diminish.

**Planned Unit Development**

- The draft has a minimum development site size of two acres. Should the Planning Commission and the City Council have the flexibility to reduce this size requirement?
- If so, should there be an absolute minimum size?
- Should there be any limitation on the types and mixtures of land uses permitted within the PD?

The CPC believed it appropriate to review each application for a PD on a case-by-case basis, without identifying an absolute minimum size. They did suggest, however, that uses in a PD "bridge" surrounding uses and not be open-ended.

**ADJOURNMENT**

There being no further business to consider, the meeting was adjourned.

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Elizabeth A. Blume, Director  
City Planning Department

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Donald J. Mooney, Chairman  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_